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When making inquiries relative
to this matter, please refer to the
Council File Nos. **17-1432**

City of Los Angeles CALIFORNIA



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February 16, 2018

Honorable Mike Feuer
City Attorney
Attention: Terry Kaufmann-Macias
Adrienne Khorasanee

Vince Bertoni
Director of Planning
Attention: Kevin J. Keller
Arthi Varma

Rushmore D. Cervantes,
General Manager
Housing and Community Investment Dept.

Frank Bush
General Manager
Department of Building and Safety

REQUEST FOR FINAL ORDINANCE AND REPORT BACK

On February 13, 2018, the Planning and Land Use Management (PLUM) Committee considered the following: Negative Declaration, Categorical Exemption under the California Environmental Quality Act (CEQA) Guidelines Section 15301, and related CEQA findings, report from the Los Angeles City Planning Commission, and proposed ordinance relative to amending Sections 12.03, 14.00 and 151.02 of the Los Angeles Municipal Code establishing regulations to facilitate the use of existing hotels and motels for Supportive Housing and/or Transitional Housing.

During the discussion, the PLUM Committee requested the Office of the City Attorney to prepare the final Ordinance relative to establishing regulations to facilitate the use of existing hotels and motels for Supportive Housing and/or Transitional Housing.

The PLUM Committee also instructed the Department of City Planning (DCP) to report back on the following:

1. the inclusion of requirements for participating hotels and motels relative to security lighting and cameras in external areas, and enclosures for trash and recycling facilities; and,
2. requiring approval from Council office in process of review of conversion of existing hotels and motels.

In addition, the PLUM Committee instructed the DCP, with the assistance of the Los Angeles Department of Building and Safety (LADBS) and the Office of the City Attorney to report back on the following:

1. the inclusion of a prohibition from this ordinance for properties that are in the process of any nuisance abatement revocation proceedings, or are subject to outstanding code violations from either LADBS or Housing and Community Investment Department (HCID);

2. a requirement for overnight on-site supervision, such as a live-in service provider, to ensure tenants have full support at all times, rather than just during the hours in which support service programming is being provided or facilitated;
3. how HCID, LADBS, and DCP will proactively monitor the expiration of any contracts, and enforce the ordinance requirements at the termination of contracts, if a new unit will be created, similar to the Condition Compliance Unit / MViP program;
4. a requirement for LADBS/HCID to conduct thorough code inspection of both interior and exterior of buildings and ensure full compliance and no unresolved Orders to Comply to the property as a whole, not just the individual improvements proposed;
5. the number of motels operating under a Conditional Use Permit, and if the proposed ordinance overrides these conditions;
6. if the County of Los Angeles adopted a similar motel conversion ordinance for unincorporated areas, or if other cities within the County adopted similar land use ordinances;
7. the feasibility of LADBS and DCP applying a Zoning Information File/Notice on the Zoning Information and Map Access System for all motel properties, advising building permit applicants to contact the appropriate Council Office; and,
8. the development of administrative procedures, by the HCID and LADBS and with any local public agency, that would require a Council Office's acknowledgment letter (similar to what is required by HCID for affordable housing project applications) prior to issuing a commitment to fund services, or prior to issuance of a building permit, change of use, or certificate of occupancy.

Please prepare a written response as requested by the PLUM Committee. In your response, please reference Council file No. 17-1432. When this matter is scheduled for Committee consideration, your attendance, or that of your designee, is respectfully requested. If you have questions, please contact me at (213) 978-1074 or zina.cheng@lacity.org.

Thank you,

Zina Cheng
Deputy City Clerk
Planning and Land Use Management Committee